

Application for Determination

Parish	Loddon		
Reference	BA/2012/0344/FUL	Target date	08/01/2013
Location	Mill Farm, Pyes Mill Road, Loddon, Norwich		
Proposal	Conversion of redundant barn to 2no. self catering holiday lets		
Applicant	Mr Paul Mattocks		
Recommendation	Approve subject to conditions		
Reason referred to Committee	Third party objection		

1 Description of Site and Proposals

- 1.1 The site forms part of an agricultural holding of approximately 2ha situated to the east of Loddon and the south of the river Chet. Loddon and Chedgrave Conservation Area sits to the immediate south west of the application site. The agricultural holding contains a large steel framed barn and associated agricultural land, and the site which is the subject of this application contains a smaller redundant red brick barn and tin shed.
- 1.2 The redundant barn is located to the north-east of Pyes Mill Road close to the junction with Mill Road. The barn is of one and a half storey height and constructed of both brick and timber framed walls. The roof is pitched and clad with clay pantiles. A single storey lean-to extension is attached to the rear elevation. To the front, a single storey extension sits perpendicular to the main barn and extends to the front boundary, adjacent to the public highway. A corrugated iron roof and frame also sit to the front of the barn but is in a severe state of dilapidation and has almost completely collapsed. The dimensions of the barn are approximately 14m by 7m and 2.9m to the eaves and 3m to the ridge.
- 1.3 Two residential properties sit to the immediate south east of the application site. Farm buildings and a farm house sit to the immediate west and agricultural land surrounds.
- 1.4 The proposal is for the conversion of the redundant brick barn to form two units of holiday accommodation. Each unit would provide self-contained accommodation providing a kitchen/living/dining area, bathroom and two

bedrooms. In order to facilitate this, the two single storey buildings which sit to the front of the barn are proposed to be removed as well as the tin shed which sits to the rear.

2 Site History

None

3 Consultation

Broads Society - No objections, the proposal will improve the site.

Parish Council - We consider the application should be approved.

District Member - This application can be determined by the Head of Development Management (delegated decision).

The Highways Authority - No objection to the proposal subject to amendments regarding the access and visibility splay. On receipt of amended drawings the Highways Authority will update their comments.

Historic Environment Services - No response.

4 Representation

2x letter of support regarding:

- The use of the derelict barns will visually improve the site
- The proposal will tidy up the site
- Appropriate low-key use.

1x letter of objection regarding:

- Detrimental to local area
- Spoiling of a spot of natural beauty
- Concerns over holiday lets being situated within a working farm which is within a Conservation Area (please note for clarity: the application site is not within the Conservation Area but sits adjacent to it).
- Increase in traffic on a minor road
- Concerns with noise
- Concerns over increase in litter and rubbish tipping.

5 Policies

5.1 Core Strategy (2007) [Core Strategy \(Adopted Sept 2007\).pdf](#)

CS1 - Protection of Environmental and Cultural Assets
CS5 - Key Buildings, Structures, and Features
CS9 - Supporting, Widening and Strengthening Tourism
CS12 - Sustainable Location of Holiday Accommodation.

5.2 Development Management Policies DPD (2011)
[DMP DPD - Adoption version.pdf](#)

DP2 - Landscape and Trees
DP4 - Design
DP5 - Historic Environment
DP11 - Access on Land
DP15 - Holiday Accommodation
DP21 - Conversion of Rural Buildings in the Countryside
DP28 - Amenity.

5.3 Material planning consideration- National Planning Policy Framework (2012)
<http://www.communities.gov.uk/documents/planningandbuilding/pdf/2116950.pdf>

6 Assessment

- 6.1 The main issues to consider in the determination of this application are the principle of the development, design, impact on landscape, impact on ecology, impact on highways and impact on neighbouring amenity.
- 6.2 The NPPF is supportive of schemes which support a prosperous rural economy. In addition both national and local planning policies are supportive of the schemes which help support and strengthen tourism. As this proposal seeks the creation of two small holiday units which would improve the tourist offer of accommodation within the Broads, albeit on a small scale, the development is considered acceptable in principle.
- 6.3 The local policy against which barn conversions are assessed is policy DP21 of the Development Management Policies DPD (2011). The policy supports the conversion of agricultural buildings to the use of holiday accommodation subject to criteria (a)-(g). This report will now assess the proposed development against the criteria in turn for clarity and ease of reference.
- 6.4 Criterion (a) outlines that a structural survey should demonstrate that the building is worthy of conversion without major re-building or substantial extension. In this case, a structural survey has been submitted and the structure has been found to be in a good solid and sound condition and no extensions are required to facilitate the use for holiday accommodation, it is therefore considered that Criterion (a) has been satisfied.
- 6.5 Criterion (b) outlines that the building should be re-developed without an adverse effect on the character of the Broads landscape and setting. In this case this would include the impact on the character of the Conservation Area which sits adjacent to the site. It is appreciated that there are many long distance views of the barn particularly from views to the north by the river. However, the siting of these traditional rural buildings significantly contributes to the wider landscape and offers a reminder of previous farming practices which forms an important part of the Broads'

cultural heritage. It would therefore be beneficial to secure the longevity of the barn to ensure it remains as a landscape feature. As significant alterations and extensions are not required it is considered that the proposal for a conversion to holiday accommodation achieves this without an adverse impact on the character of the Conservation Area. It is considered that hard and soft landscaping should be conditioned to ensure the treatment of external demarcation is appropriate. Subject to a landscaping condition it is considered that Criterion (b) has been satisfied.

- 6.6 Criterion (c) outlines that the building should be of sufficient quality to make it worthy of retention. Traditionally built agricultural barns are increasingly becoming disused due to their inability to accommodate to changing farming techniques. This results in many barns becoming severely dilapidated at a quick rate. As outlined above, this barn is considered to make an important contribution to the experience of the cultural history of the wider Broads area. There is a strong policy presumption within the Development Management Policies and Core Strategy in support of the retention of such buildings. Although it is appreciated that this building has been altered overtime, it retains its original form and detailing and this will be better revealed through the removal of the unsympathetic extensions. It is therefore considered that this barn is of a sufficient quality which makes it worthy of retention and it is therefore considered that Criterion (c) has been satisfied.
- 6.7 Criterion (d) outlines that the proposal shall demonstrate a high standard in design. The removal of the severely dilapidated extensions will tidy up the site and represent a significant visual benefit by allowing the barn's simple form to be read. In the majority, the proposal makes use of existing openings to provide windows and doors to the barn which is considered appropriate. It is acknowledged that to ensure the barn creates a reasonable amount of residential amenity that additional openings are likely to be required. It is considered that the proposal achieves additional openings without an adverse impact on the character of the barn. This has been achieved by ensuring that only 'conservation' type roof lights are used, the amount of additional windows are kept to a minimum, and any additional opening follow the fenestration pattern of existing openings which is considered appropriate. This therefore ensures that much of the original features which contribute to the character of the barn are retained and that there is minimal intervention to the original form and fabric of the building. The proposal includes the use of traditional materials to match the existing which is considered appropriate. It is therefore considered that Criterion (d) has been satisfied subject to a condition covering material samples and details.
- 6.8 Criterion (e) outlines that the intended use should be compatible with, and not prejudice, the surrounding uses. The surrounding land is in agricultural use, and it is not considered that the use as holiday accommodation will prejudice this use as the existing farm holding has sufficient buildings to facilitate the agricultural use. Additionally, it is considered that the fields surrounding can remain under their current use without adverse impact on the amenity of future occupiers of the barn. In addition to the agricultural

use the barn sits within close proximity to residential properties. However, given the nature of the proposed use and the landscaping which exists and is proposed it is not considered that there would be an adverse impact on neighbouring amenity. It is therefore considered that Criterion (e) has been satisfied.

6.9 Criterion (f) outlines that the building should be in a sustainable location and that the highway network can support a change in use. It is appreciated that the barn is within a fairly isolated location, at the extremity of the village, and accessed via minor roads. However, despite this seeming isolation the site is actually situated within close walking distance to the centre of Loddon village, being approximately 800m away, which has sufficient facilities and services to support the development. It is also not considered that the proposal would represent such an increase in use, in terms of highway movements that would be considered a detriment to the existing highway network. The Highways Authority have no objection to the proposal subject to the inclusion of an adequate entrance and visibility splay. In addition to the above it is considered that the re-use of an existing building, rather than the creation of new built stock, is in the general interest of sustainability and it is therefore considered that Criterion (f) has been satisfied.

6.10 Criterion (g) outlines that the conversion should maintain, enhance, restore or add to biodiversity. A Protected Species Survey was submitted as part of the application which identified that there are no statutory or non-statutory species likely to be affected by the proposed scheme subject to mitigation. The test in both the NPPF and Criterion (g) of the Development Management Policies DPD, however, is for a development to provide for biodiversity improvements. Accordingly it is considered that biodiversity enhancements should be included within the development. Currently the details of such improvements have not been agreed and it is therefore recommended that the details are agreed via condition. It is noted that some demolition is required to facilitate the development so to ensure the structures are clear of Protected Species. It is considered that they should be checked prior to the commencement of development. Subject to the inclusion of a condition covering the detail of biodiversity enhancements, and checks prior to demolition, it is considered that Criterion (g) has been satisfied.

7 Conclusion

7.1 As the development would help support a prosperous rural economy and improve the tourist offer, the development is supported by both national and local planning policy and considered acceptable in principle. The alterations proposed are considered sympathetic to the character of the host building and it is considered that there would be no adverse impact on the landscape or adjacent Conservation Area. It is considered that there are sufficient facilities and infrastructure to help support the development and it is considered that there will be no adverse impact on highway safety, Protected Species, or neighbouring amenity.

8 Recommendation

8.1 Approve subject to the following conditions:

- Time limit.
- Plans submitted.
- Holiday occupancy restriction.
- Large scale joinery details to be submitted.
- Roof lights to be 'Conservation' type only.
- Hard and Soft Landscaping scheme to be agreed.
- Highway improvements and parking area to be laid out prior to use.
- Programme of Protected Species checks to be agreed prior to commencement.
- Biodiversity enhancements to be agreed.

9 Reasons for Recommendation

9.1 In the opinion of the Local Planning Authority the development is acceptable in respect of Planning Policy and in particular in accordance with National Planning Policy Framework and policies CS1 and CS5 of the Core Strategy (2007) and DP2, DP4, DP5, DP11, DP15, DP21 and DP28 of the Development Management Policies DPD (2011).

Background papers: BA/2012/0344/FUL

Author: Kayleigh Wood
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List of Appendices: APPENDIX 1: Site Location Plan

APPENDIX 1

BA/2012/0344/FUL - Mill Farm, Pyes Mill Road, Loddon
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